

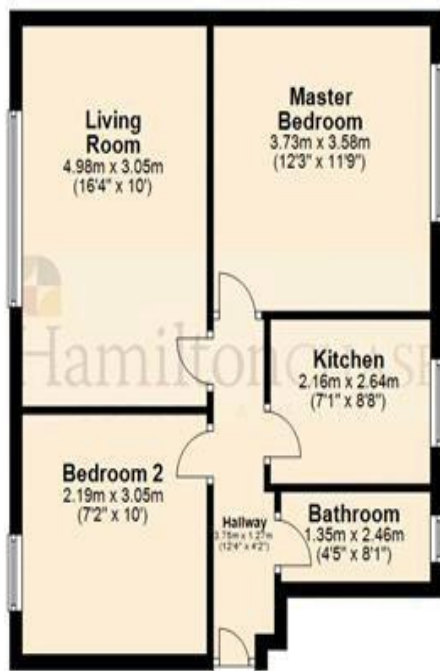


Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123

Ground Floor



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Plan produced using PlanUp



1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
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4 Endersby Road

Barnet EN5 3AH

£325,000 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Forming part of this small purpose built block of four flats Hamilton Chase are delighted to offer for sale this two double bedroom ground floor flat situated in this sought after location within easy access to local amenities including schools, local shops and transport facilities. Features include two double bedrooms, 16 ft living room, fitted kitchen, modern bathroom, gas central heating, double glazed windows, section of garden.

ACCOMMODATION

COMMUNAL ENTRANCE

FRONT DOOR

HALLWAY

Laminated wood flooring.

BEDROOM 1 12' 3" x 11' 9" (3.73m x 3.58m)

Double glazed window to rear aspect, laminated wood flooring, power points, radiator, coving to ceiling, tv and telephone point, built in storage cupboard.

BEDROOM 2 10' 0" x 7' 2" (3.05m x 2.18m)

Double glazed window to front aspect, fitted carpet, power points, radiator, coving to ceiling.

LOUNGE/DINER 16' 4" x 10' 0" (4.97m x 3.05m)

Double glazed window to front aspect, fitted carpet, power points, coving to ceiling, radiator, tv and telephone point.

KITCHEN 8' 8" x 7' 1" (2.64m x 2.16m)

Range of fitted wall and base units with worksurfaces, inset butler sink with mixer tap, cupboards underneath, built in fridge/freezer, power points, built in four ring gas hob with extractor hood above, built in electric oven, plumbing for washing machine, built in dishwasher, splash back tiling to walls, laminated wood flooring, double glazed window to rear aspect.

BATHROOM 8' 1" x 4' 5" (2.46m x 1.35m)

Paneled bath with wall mounted shower attachment, folding shower screen, low level wc, vanity unit with inset wash/hand basin, lino flooring, heated towel rail, double glazed window to rear aspect.

SECTION OF GARDEN

Laid to lawn.

